

February 28, 2005

To the Honorable Common Council
Zoning, Neighborhoods and
Development Committee
City of Milwaukee

Dear Committee Members:

Attached is File No. 041230, being an ordinance approving the First Amendment to a Detailed Planned Development (DPD) known as Humboldt Ridge, on land located on the North Side of West Garfield Avenue and West of North Humboldt Avenue, in the 6th Aldermanic District.

This ordinance will amend a previously approved detailed plan to allow for construction of a 6,500 square-foot commercial retail building. The exterior of the building will be a combination of concrete, masonry, pre-finished metal panel and glass. The main retail frontage will be on Garfield Ave. with retail wrapping around the corner of Humboldt Ave. The lot contains 14,500 square feet of space plus a 10 foot wide strip of land on the East side of the lot which a vacation has been applied for. Parking for the project is provided by 11 surface spaces on the North surface lot, 6 spaces off the alley and street surface spaces. The lot is angled parking to be entered from Humboldt Ave. and exiting to Garfield via the alley. The storefront areas will have permanent metal canopies with metal tenant signage attached to the top. Parking will be screened from the street by masonry walls that are visual extensions of the main building and using the same materials.

On Monday, January 18, 2005, the City Plan Commission held a public hearing. At that time a couple of neighbors attended for informational purposes. One neighbor was confirming that the alley would not be vacated. Since this proposed rezoning is generally consistent with the City plans for the area, the City Plan Commission at its regular meeting on January 18, 2005 recommended approval of the attached ordinance conditioned on the following:

1. Owner's Written Narrative revisions to the permitted use list, adding signage standards and site statistics
2. Building elevations to address concerns of massing and height along N. Humboldt Avenue
3. Incorporating Department of Public Works comments, if necessary

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. McGee, Jr.
File